



57 Sheephouseshill, Fauldhouse
Offers Over £195,000



Knight Bain 

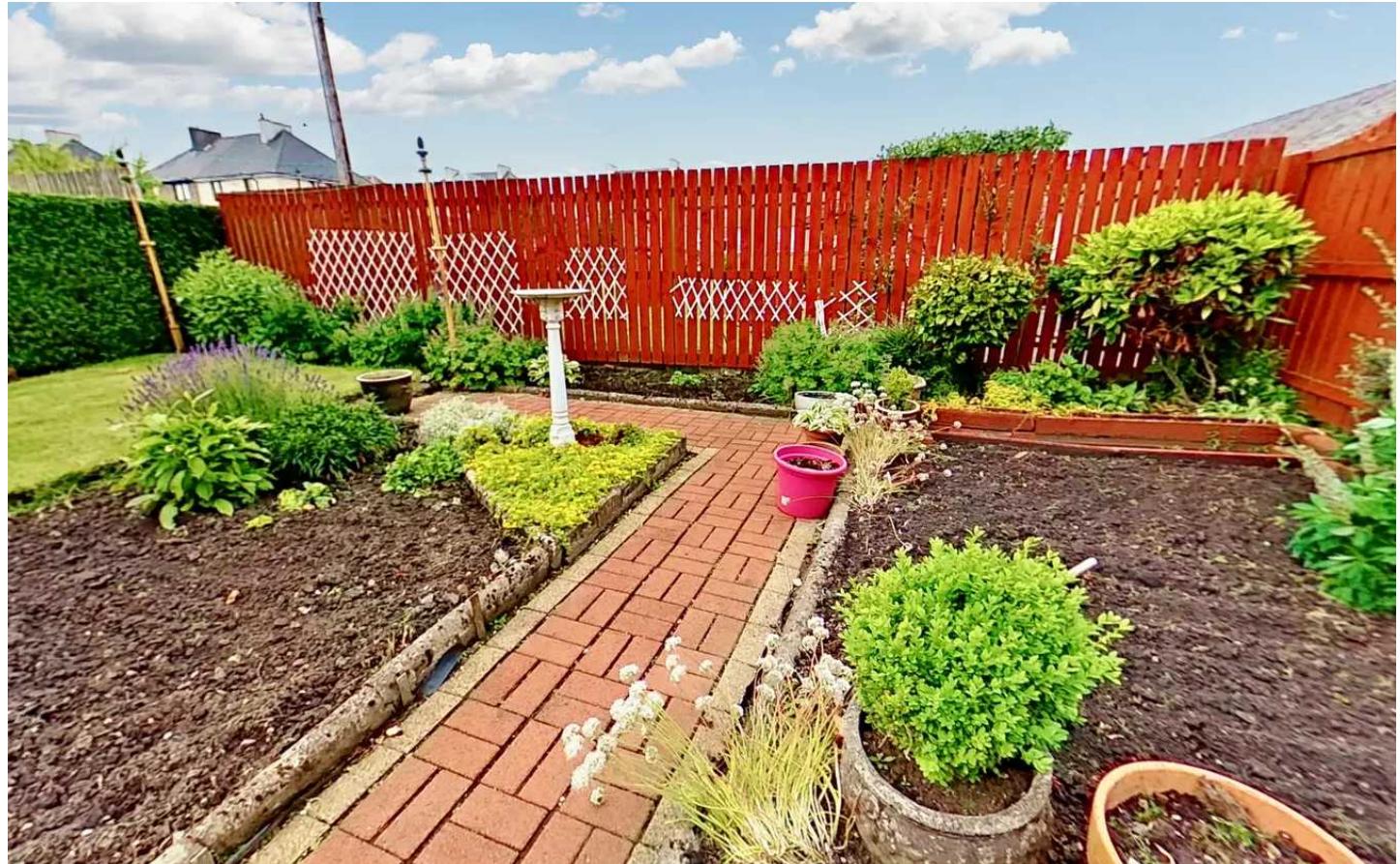
57 Sheephouseshill

Fauldhouse, Bathgate

Substantial Victorian Villa

Tenure: Freehold

- Victorian villa
- Three Bedrooms
- Two Public Rooms
- Timber garage
- Outbuilding
- Greenhouse
- Well stocked gardens
- Gas Central Heating with combi boiler
- UPVC double glazed windows and doors
- Utility Room





Hall

Access through UPVC door with double glazed insets and opaque glazed panel above. Original balustrade, skirtings and architraves. Doors to lounge/dining room, family room and under stair cupboard. Fitted carpeting through hall, stairs and landing. Two radiators.

Family Room

11' 8" x 11' 2" (3.56m x 3.4m)

Versatile room with dual aspect windows and venetian blinds. Fire surround with gas fire. Shelved press. Fitted carpet, radiator.

Lounge/Dining Room

18' 3" x 11' 8" (5.56m x 3.56m)

Extremely spacious lounge/dining room with window to porch. Glazed door to kitchen/breakfast room. Gas fire, fitted carpet, two radiators.

Kitchen/Breakfast Room

13' 12" x 8' 2" (4.27m x 2.49m)

Doors to lounge and utility room. Side facing window. The washing machine and fridge are included in the sale but are not warranted. Radiator.

Utility Room

10' 5" x 4' 5" (3.18m x 1.35m)

Three windows and UPVC/glazed door to rear garden. Wall mounted combi gas central heating boiler. Perspex double glazed roof window.

Upper Landing

Doors to bedrooms and bathroom. Hatch to insulated loft.

Bedroom One

18' 4" x 11' 7" (5.59m x 3.53m)

Another exceptionally spacious room with front facing window and venetian blind. Fitted carpet, radiator

Bedroom Two

13' 5" x 8' 3" (4.09m x 2.51m)

Good sized second bedroom with side facing window and vertical blind. Fitted carpet, radiator.



GARDEN

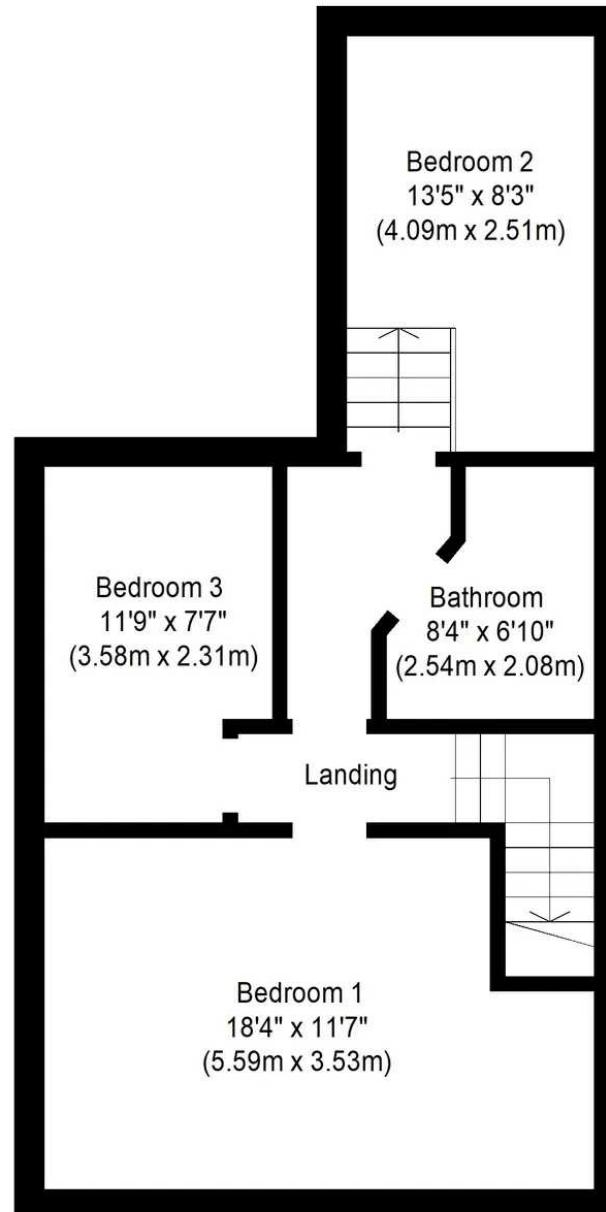
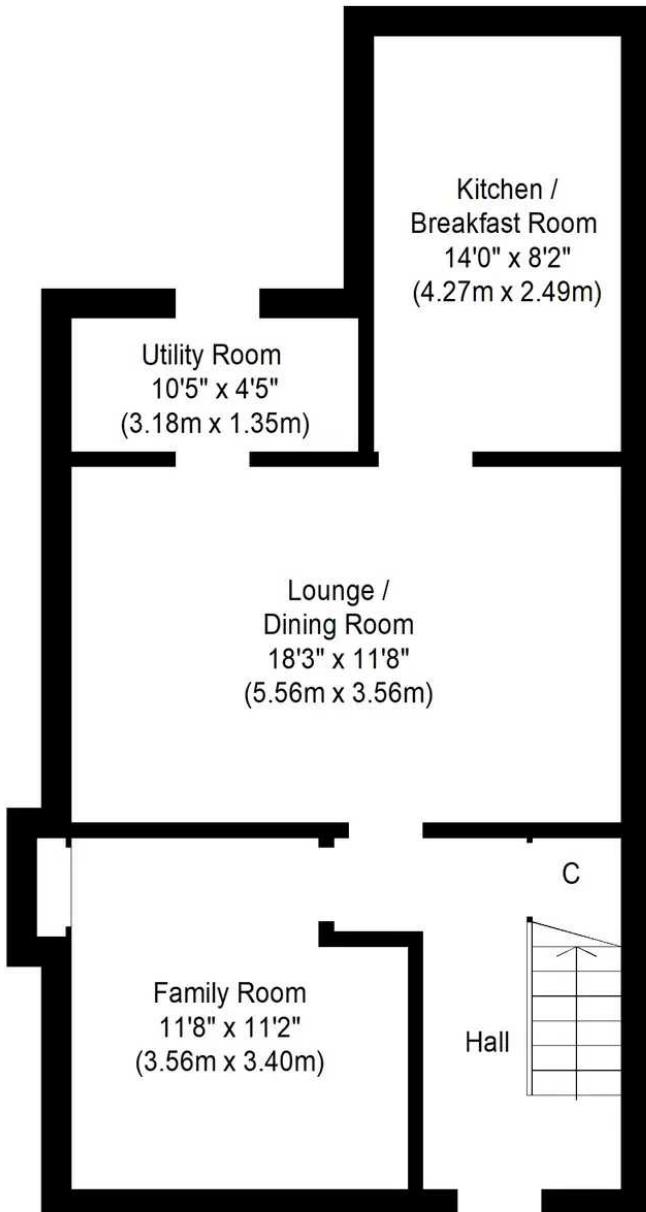
Lovely well stocked gardens to front and rear. Suntrap patio to rear.

GARAGE

Single Garage

Detached wooden garage with two windows, power and light.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/



KnightBain

